

Urmston Office

0161 747 1177
1 Crofts Bank Road, Urmston
M41 0TZ
🐦 @homeinurmston

Stretford Office

0161 871 3939
145 Barton Road, Stretford
M32 8DN
🐦 @homeinstretford

Monoton Office

0161 789 8383
222 Monoton Road, Monoton
M30 9LJ
🐦 @homeinmonoton



54 Newstead Road Davyhulme Manchester M41 0GL

Offers over £299,999

EXTENDED! HOME ESTATE AGENTS are delighted to bring to the market this well presented extended three bedroom semi-detached property located on the popular Newstead Road in Davyhulme. Extended across the rear this attractive property offers spacious living accommodation to all floors. The location is close to all local amenities and is within the catchment area for several popular schools. The accommodation comprises of hallway, through lounge/dining room, conservatory and extended fitted kitchen. To the upstairs are three good sized bedrooms and a four piece fitted bathroom. The property is double glazed and warmed by gas central heating. To the outside front is a paved garden and driveway offering ample off road parking. Whilst to the side is a covered area housing the hot tub and leading to the garage. The rear garden is mostly lawned and Southerly facing. To book your viewing call HOME.

- Extended
- Conservatory
- Four piece bathroom
- Bay fronted
- Modern presentation
- Hot tub
- Through lounge/dining room
- Three good sized bedrooms
- Garage



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HALLWAY

Under stairs storage cupboard. Central heating radiator.

THROUGH LOUNGE/DINING ROOM 23'34 x 11'70 (7.01m x 3.35m)

UPVC double glazed bay window to front. UPVC sliding doors to rear. Television point. Two central heating radiators.

CONSERVATORY 10'0 x 8'09 (3.05m x 2.67m)

UPVC double glazed sliding doors to rear. Velux roof window. Insulated roof. Television point. Central heating radiator.

KITCHEN 18'34 x 7'51 (5.49m x 2.13m)

UPVC double glazed windows to side and rear. A range of modern fitted wall and base units. Rolled edge worktops. Built in electric oven. Induction hob. Overhead extractor fan. Velux roof window. Splash wall tiling. Central heating radiator.

LANDING

UPVC double glazed window to side. Shaped. Open balustrade.

BEDROOM ONE 12'37 x 10'07 (3.66m x 3.23m)

UPVC double glazed bay window to front. A range of fitted wardrobes. Central heating radiator.

BEDROOM TWO 10'64 x 10'07 (3.05m x 3.23m)

UPVC double glazed window to rear. Central heating radiator.

BEDROOM THREE 7'44 x 7'34 (2.13m x 2.13m)

UPVC double glazed window to front.

BATHROOM 8'59 x 7'31 (2.44m x 2.13m)

UPVC double glazed opaque window to rear. WC. Pedestal wash hand basin. Bath. Corner shower cubicle. Splash wall tiling. Central heating radiator.

OUTSIDE

To the outside front is a paved garden and driveway offering ample off road parking. Whilst to the side is a covered area housing the hot tub and leading to the garage. The rear garden is mostly lawned and Southerly facing. To book your viewing call HOME.

Property disclaimer

PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted are approximate. Making an offer: if you are interested in this property, please contact us at the earliest opportunity prior to contacting a bank, building society or solicitor. Failure to do so could result in the property being sold elsewhere and could result in you incurring unnecessary costs such as survey or legal fees. Most of our clients require us to advise them on the status of potential buyers, who make an offer to purchase, therefore you are strongly advised to make an appointment at this stage.



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Registered Address 24 Broad Street, Salford, M6 5BY - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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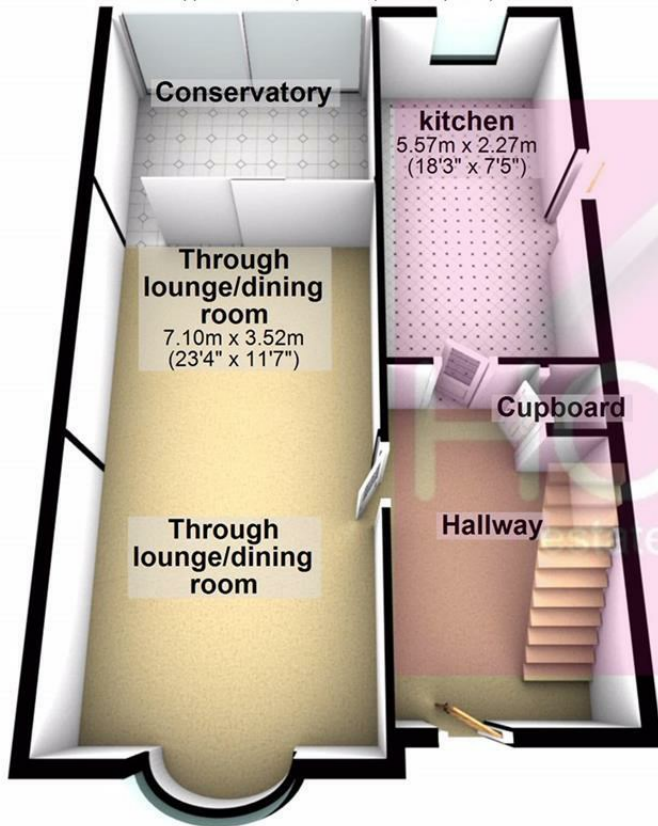
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Ground Floor

Approx. 64.6 sq. metres (695.5 sq. feet)



First Floor

Approx. 46.0 sq. metres (495.6 sq. feet)



Total area: approx. 110.7 sq. metres (1191.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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